

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA**

**RIVERSIDE CITY HALL COUNCIL CHAMBERS**

**60 N GREENE STREET**

**Monday, November 20, 2017 at 6:30 p.m.**

**6:30 PM – Regular City Council Meeting**

**NOTICE TO THE PUBLIC: This is a meeting of the City Council to conduct the regular business of the City. Every item on the agenda is an item of discussion and action if needed.**

**1. CALL MEETING TO ORDER: Mayor Schneider**

- Pledge of Allegiance
- Roll Call

**2. APPROVAL OF AGENDA**

**3. Approval of Consent Agenda**

- 3a) Minutes from 11-06-17
- 3b) Expenditures 11-20-17

**4. Public Forum:**

*Time is limited to 3 minutes.*

**5. Committee Reports:**

**6. Public Hearing: “Proposed Amendment to the Riverside Urban Renewal Area”**

- Open Public Hearing
- Oral or Written Comments
- Close Public Hearing

**7. Res #112017-01 “Approve Urban Renewal Plan Amendment for Riverside Urban Renewal Area”**

**8. Ordinance #112017-02 “Providing for the Division of Taxes Levied on Taxable Property in the November 2017 Addition to the Riverside Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”**

- a) Waiving of the Second and Third Readings

**9. Res #112017-03 “Setting the Date for Public Hearing for the Proposed Development Agreement with Michael Vaughn, Including Annual appropriations Tax Increment Payments”**

**10. Name the Street north of Cherry Lane in the Cherry Lane Subdivision**

**11. Update on Riverside Auto Spa**

**12. West Side Welcome Sign Clean Up and Agreement for Placement**

**13. MMS Consultants – Glen Meisner**

- a) Proposed Project Schedule for Upcoming Projects
- b) Pioneer Street Drainage Project
- c) Highway 22 Project including St. Mary's Street Drainage and Sidewalk
- d) Street North of Cherry Lane in Cherry Lane Subdivision
- e) W61 County Project Update
- f) Ella Street Drainage Testing

**14. Res #112017-04 “Letter of Intent to Proceed with a Development Agreement with APEX Construction”**

**15. Closed Session pursuant to Iowa Code Section 21.5(1)(j) Real Estate**

- Roll Call vote to go into Closed Session
- Roll Call vote to come out of Closed Session & Return to Meeting
- Motion to Proceed as needed

**16. Solar Energy Consultant Update**

**17. PeopleService Report – Bill Stukey**

- a) Monthly Service Report
- b) RO Membranes
- c) Water Meter Installs

**18. Street & Sidewalk repairs at corner of Greene & St. Mary's Street**

**19. Res #112017-05 “Certify Debt to County Treasurer – Brad Fuhrmann”**

**20. Res #112017-06 “Waive Right to Review Plat – Byron Sweeting”**

**21. Res #112017-07 “Annual Financial Report – FY 16-17”**

**22. Closing Comments**

- Announcements and City Staff Comments
  - Municipal Leadership Academy
  - Closed November 23<sup>rd</sup> & 24<sup>th</sup> for Thanksgiving
- City Council Comments & Requests for Information

**23. Adjourn Council Meeting**

Approved: \_\_\_\_\_  
Allen Schneider, Mayor

Date: \_\_\_\_\_

EXPENDITURES 11-20-17				
COUNCIL MEETING				
	UNPAID BILLS			
BIG IRON WELDING	STEEL TRAIING DOOR-RVFD	001-5-150-6356	\$ 298.48	
BIG IRON WELDING	PARKS	001-5-210-6507	\$ 6.72	\$ 305.20
ELECTRIC PUMP	OMNI INSTALL- SEWER ALARMS	610-5-815-6374	\$ 17,000.00	
ELECTRIC PUMP	OMNI INSTALL- WATER PLANT	600-5-810-6374	\$ 4,880.00	\$ 21,880.00
FERGUSON	SEAL PIN	301-5-750-6791	\$ 8.92	
HAWKEYE FIRE SAFETY	RECHARGE EXTINGUISHERS	001-5-150-6356	\$ 246.00	
IOWA CITY TIRE	RVFD WRANGLER WHEELS	001-5-150-6352	\$ 598.60	
IOWA ONE CALL	LOCATES	600-5-810-6507	\$ 22.40	
IOWA RURAL WATER ASSOC.	MEMBERSHIP	600-5-810-6210	\$ 225.00	
ITECH	NOV. SERVICE	001-5-650-6497	\$ 155.00	
JOHNSON COUNTY REFUSE	NOV. SERVICE	670-5-840-6499	\$ 1,874.25	
KALONA AUTO	STREET	001-5-210-6331	\$ 179.53	
KALONA OIL	FUEL	110-5-210-6331	\$ 428.83	
KALONIAL LAWN CARE	PARKS-FALL APPLICATION	001-5-430-6320	\$ 2,115.00	
KALONIAL LAWN CARE	2 TREE REMOVAL/STUMP GRIND	001-5-510-6320	\$ 850.00	\$ 2,965.00
MENARDS	OFFICE SUPPLY	001-5-650-6506	\$ 48.20	
MENARDS	SHOP	001-5-210-6372	\$ 647.48	\$ 695.68
MMS	ENGINEERING	600-5-810-6407	\$ 2,176.74	
MMS	CAPITAL IMPROVEMENT PLAN	301-5-750-6779	\$ 3,453.75	
MMS	KEVIN MILLS-ELLA STREET	301-5-750-6782	\$ 2,001.96	
MMS	HWY 22 -PIONEER ST	301-5-750-6781	\$ 999.39	
MMS	IDOT HWY 22	301-5-750-6772	\$ 1,468.65	
MMS	TAP APPLICATION	600-5-810-6407	\$ 453.75	
MMS	HALL PARK-PIONEER ST	301-5-750-6788	\$ 212.95	
MMS	WELL 8	600-5-810-6407	\$ 1,702.68	
MMS	2ND STREET - WASHBURN	301-5-750-6781	\$ 20,713.27	
MMS	COST EST TUPELO SEWER	301-5-750-6793	\$ 5,106.43	
MMS	W-61 PROJECT	301-5-750-6792	\$ 961.07	\$ 39,250.64
REC	SIGN	001-5-430-6371	\$ 103.03	
REC	LIFT STATION	610-5-815-6371	\$ 182.80	
REC	SEWER PLANT	610-5-815-6371	\$ 3,802.00	
REC	SHOP	001-5-210-6371	\$ 36.50	
REC	CASION LIFT STATION	610-5-815-6371	\$ 221.70	
REC	TRAFIC LIGHT	001-5-230-6371	\$ 144.71	
REC	WATER PLANT	600-5-810-6371	\$ 2,609.60	\$ 7,100.34
RIVERSIDE GRAIN	LAWN MIX	001-5-430-6325	\$ 52.00	
RTM	RFVD FUEL	001-5-150-6350	\$ 94.00	
SCHNOEBELEN INC	REBUILT SWEEPSTER	001-5-430-6504	\$ 1,453.00	
SCHNOEBELEN INC	SOFT CAB	001-5-430-6504	\$ 950.00	
SCHNOEBELEN INC	PARK	001-5-430-6504	\$ 28.51	\$ 2,431.51
THE NEWS	PUBLICATIONS	001-5-650-6402	\$ 27.21	
TYLER	LICENSE FEE-NEW METER SYSTEM	301-5-750-6791	\$ 481.50	
UL LLC	RFVD TESTING 2016 PIERCE TRUCK	001-5-150-6352	\$ 1,828.00	
VISA	CONFERENCE	001-5-650-6240	\$ 127.43	
VISA	RVFD BOOKS	001-5-150-6354	\$ 950.00	
VISA	2 WEED TRIM HEADS	001-5-430-6504	\$ 66.98	
VISA	U-STREAM	001-5-650-6497	\$ 99.00	\$ 1,243.41
WEDGE	PLEDGE 2019	001-5-520-6422	\$ 2,000.00	
WINDSTREAM	MARKEE SIGN	001-5-520-6510	\$ 61.89	
WINDSTREAM	SHOP	001-5-210-6373	\$ 147.52	
WINDSTREAM	SEWER PLANT	610-5-815-6373	\$ 119.48	\$ 328.89
			\$ 84,421.91	
IOWA DEPT OF REVENUE	IOWA WITHHOLDINGS - 2017 OCT		\$ 535.00	
IOWA DEPT OF REVENUE	IOWA SALES TAX - 2017 OCT		\$ 3,386.00	
IPERS	CONTRIBUTIONS - 2017 OCT		\$ 1,900.20	
IRS	941 TAX DEPOSIT - 2017 OCT		\$ 8,213.89	
PAYROLL	PAYCHECKS - 2017 OCT		\$ 8,686.21	
	TOTAL EXPENDITURES		\$ 107,143.21	

MTD TREASURERS REPORT		REVENUES	EXPENSES
GENERAL FUND		\$ 427,727.19	\$ 54,037.65
ROAD USE TAX FUND		\$ 8,535.49	\$ 1,800.43
LOCAL OPTION SALES TAX		\$ 8,362.46	\$ -
CASINO REVENUE RUND		\$ 49,454.08	\$ 6,105.71
CAPITAL PROJECTS FUND		\$ -	\$ 121,282.17
WATER FUND		\$ 37,131.23	\$ 20,257.96
SEWER FUND		\$ 33,541.85	\$ 19,879.01
GARBAGE/LANDFILL FUND		\$ 1,937.36	\$ 1,874.25
STORM WATER FUND		\$ 1,527.97	\$ -
TOTAL		\$ 568,217.63	\$ 225,237.18

CITY OF RIVERSIDE  
 MTD TREASURERS REPORT  
 AS OF: OCTOBER 31ST, 2017

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASIS BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDING CASH BALANCE
001-GENERAL FUND	2,105,334.22	427,727.19	54,037.65	2,479,023.76 (	114.11)	82.29	2,479,220.16
110-ROAD USE TAX	406,333.87	8,535.49	1,800.43	413,068.93	0.00	0.00	413,068.93
121-LOCAL OPTION SALES TAX	260,901.41	8,362.46	0.00	269,263.87	0.00	0.00	269,263.87
125-TIF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
145-CASINO REVENUE FUND	1,025,286.31	49,454.08	6,105.71	1,068,634.68	0.00	0.00	1,068,634.68
200-DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-CAPITAL PROJECTS	( 628,886.59)	0.00	121,282.17 (	750,168.76)	0.00	0.00 (	750,168.76)
600-WATER FUND	729,783.81	37,131.23	20,257.96	746,657.08	0.00	0.80	746,657.88
610-SEWER FUND	258,608.98	33,541.85	19,879.01	272,271.82	0.00	0.80	272,272.62
670-LANDFILL/GARBAGE	8,278.11	1,937.36	1,874.25	8,341.22	0.00	0.00	8,341.22
680-STORM WATER	21,634.03	1,527.97	0.00	23,162.00	0.00	0.00	23,162.00
GRAND TOTAL	4,187,274.15	568,217.63	225,237.18	4,530,254.60 (	114.11)	83.89	4,530,452.60

\*\*\* END OF REPORT \*\*\*

CITY OF RIVERSIDE  
 POOLED CASH REPORT (FUND 999)  
 AS OF: OCTOBER 31ST, 2017

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>				
001-1110	CHECKING ACCT-GENERAL FUND	2,105,334.22	373,885.94	2,479,220.16
110-1110	CHECKING ACCT-ROAD USE TAX	406,333.87	6,735.06	413,068.93
121-1110	CHECKING ACCT-LOST	260,901.41	8,362.46	269,263.87
125-1110	CHECKING ACCT-TIF	0.00	0.00	0.00
145-1110	CHECKING ACCT-CASINO REVENUE	1,025,286.31	43,348.37	1,068,634.68
200-1110	CHECKING ACCT-DEBT SERVICE	0.00	0.00	0.00
301-1110	CHECKING ACCT-CAP PROJECTS	( 628,886.59)	( 121,282.17)	( 750,168.76)
600-1110	CHECKING ACCT-WATER	729,783.81	16,874.07	746,657.88
610-1110	CHECKING ACCT-SEWER	258,608.98	13,663.64	272,272.62
670-1110	CHECKING ACCT-GARBAGE	8,278.11	63.11	8,341.22
680-1110	CHECKING ACCT-STORM WATER	<u>21,634.03</u>	<u>1,527.97</u>	<u>23,162.00</u>
TOTAL CLAIM ON CASH		<u>4,187,274.15</u>	<u>343,178.45</u>	<u>4,530,452.60</u>

CASH IN BANK - POOLED CASH

999-1110	CASH IN BANK	841,802.51	328,412.94	1,170,215.45
999-1112	PEOPLES BANK MONEY MARKET	2,093,818.15	1,511.56	2,095,329.71
999-1114	HILLS BANK	688,550.39	11,525.71	700,076.10
999-1115	CB FUND	15,341.01	11.07	15,352.08
999-1116	COMMUNITY BUILDING CD #18936	278,068.58	1,717.17	279,785.75
999-1117	COMMUNITY BUILDING CD#18975	<u>269,693.51</u>	<u>0.00</u>	<u>269,693.51</u>
SUBTOTAL CASH IN BANK - POOLED CASH		<u>4,187,274.15</u>	<u>343,178.45</u>	<u>4,530,452.60</u>

WAGES PAYABLE

999-2010	WAGES PAYABLE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL WAGES PAYABLE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

TOTAL CASH IN BANK - POOLED CASH		<u>4,187,274.15</u>	<u>343,178.45</u>	<u>4,530,452.60</u>
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DUE TO OTHER FUNDS - POOLED CASH

999-2100	DUE TO OTHER FUNDS	<u>4,187,274.15</u>	<u>343,178.45</u>	<u>4,530,452.60</u>
TOTAL DUE TO OTHER FUNDS		<u>4,187,274.15</u>	<u>343,178.45</u>	<u>4,530,452.60</u>

CITY OF RIVERSIDE  
 POOLED CASH REPORT (FUND 999)  
 AS OF: OCTOBER 31ST, 2017

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>DUE TO POOLED CASH</u>				
001-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
110-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
121-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
125-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
145-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
200-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
301-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
600-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
610-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
670-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
680-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
TOTAL DUE TO POOLED CASH		0.00	0.00	0.00
<u>DUE FROM OTHER FUNDS</u>				
999-1330	DUE FROM OTHER FUNDS	0.00	0.00	0.00
TOTAL DUE FROM OTHER FUNDS		0.00	0.00	0.00
<u>ACCOUNTS PAYABLE - POOLED CASH</u>				
999-2020	ACCOUNTS PAYABLE CONTROL	0.00	0.00	0.00
TOTAL ACCOUNTS PAYABLE POOLED CASH		0.00	0.00	0.00

\*\*\* PROOF CASH BALANCES \*\*\*

(A)		(B)		(C)	
CLAIM ON CASH	4,530,452.60	CLAIM ON CASH	4,530,452.60	CASH IN BANK	4,530,452.60
CASH IN BANK	<u>4,530,452.60</u>	DUE TO OTHER FUNDS	<u>4,530,452.60</u>	DUE TO OTHER FUNDS	<u>4,530,452.60</u>
DIFFERENCE	0.00		0.00		0.00

\*\*\* PROOF ACCOUNTS PAYABLE BALANCES \*\*\*

(D)		(E)		(F)	
AP PENDING	0.00	AP PENDING	0.00	DUE FROM OTHER FUNDS	0.00
DUE FROM OTHER FUNDS	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>
DIFFERENCE	0.00		0.00		0.00

\*\*\* END OF REPORT \*\*\*

RIVERSIDE CITY COUNCIL MEETING: November 6, 2017

Work Session was held at 5:30 pm to review the Washington County Multi-Jurisdictional Hazard Mitigation Plan.

The Riverside City Council meeting opened at 6:33 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Bob Schneider Jr., Tom Sexton, Ralph Schnoebelen, and Jeanine Redlinger. Rob Weber was absent.

Motion by Schnoebelen to approve the agenda. Second by Redlinger, passed 4-0.

Schneider moved to approve the minutes from October 16th, expenditures, and Casey's liquor permit. Second by Schnoebelen, passed 4-0.

Mayor Schneider opened the Public Hearing for the Sale of the Community Building at 81 E 1<sup>st</sup> Street to John Sojka at 6:39 pm. There were no written or oral comments from the audience. Glen Meisner, of MMS reminded Council that the water drainage from this building, and the adjoining building, drain under the building to the street on the south. Sojka was aware of drainage and will not disturb it. Sojka asked that the City try to divert additional water from the north, as they re-route the alley. Mayor closed Public Hearing at 6:48pm.

Schneider moved to pass Resolution #110617-01 Sale of Community Building at 81 E 1<sup>st</sup> Street to John Sojka for amount not to exceed \$33,400.00, subject to agreement that purchaser not disturb existing water drainage. Second by Sexton, passed 4-0.

Curtis Sexton, RVFD discussed concrete and lighting repairs at the fire station.

Redlinger moved to approve concrete repair at a cost not to exceed \$4200.00. Second by Schnoebelen, passed 4-0.

Bill Steig, RACE Enterprises, addressed council about his water bills at the car wash. Steig purchased car wash in 2006. Water rates were set up incorrectly when car wash was built in 2005. Decimal point was off one place, thus billing water at 1/10<sup>th</sup> of actual usage. Attorney Sueppel stated that Iowa Law allows for municipalities to adjust bills back for two years. Total under billed for past two years is \$26,647.12. Council would agree to a payment plan, with all payments made by June 30, 2018. Steig stated that he would be contacting his Attorney.

Rob Weber arrived at 7:10 pm.

Amy Schulte, Washington Y, gave final report for Camp Highland. Total summer attendance was 32, with 23 campers from Highland. City of Riverside contributes \$10,000.00 to the program.

Resolution #110617-05, Proceed with Arrangement for Northern Development, tabled until next meeting, as Jeff Edberg was unable to attend.

Glen Meisner, MMS Consultants presented closing comments on the 2<sup>nd</sup> Street and Washburn Street Project.



Schnoebelen moved to pass Resolution #110617-02 Final Pay Request #7 to Dave Schmidt Construction for \$13,115.17. Second by Redlinger, passed 5-0.

Council received final draft of the 28e Agreement with Washington County for the W61 Road Improvement Project.

Sexton moved to pass Resolution #110617-03 Washington County 28e Agreement for W61 Project, subject to removal of rumble strips from River Street to the bridge. Second by Schnoebelen, passed 5-0.

Meisner explained the tree agreement from Ella Street Project with Eric Byers to the Council. Schnoebelen moved to pay Byers \$600.00 for the 3 trees per signed agreement. Second by Redlinger, passed 5-0.

Schnoebelen moved to enter into Closed Session at 8:03 pm pursuant to Iowa Code 21.5(1)(j) to discuss potential real estate transaction. Second by Sexton, passed 5-0. Sexton moved to return to Open Meeting at 8:34 pm. Second by Weber, passed 5-0.

Sexton moved to have Mayor Schneider proceed as discussed. Second by Redlinger, passed 5-0.

Meisner reported that Iowa DOT has agreed to provide \$800,000.00 towards the Hwy 22 Resurfacing Project through the City of Riverside. Funds will be paid as soon as bids are awarded.

Redlinger moved to pass Resolution #110617-04 Engineering Contract for HWY 22 Resurfacing Project. Second by Schneider, passed 5-0.

Council has set a work session for Monday, November 13<sup>th</sup> for Northern Development, raised sidewalks, and Capital Projects payment schedule.

Schneider moved to pass Resolution #110617-06 Engineering Contract for the West Elementary Extension Street. Second by Sexton, passed 5-0.

Schneider moved to pass Resolution #110617-07 Certify Debt to County Treasurer – Russell Popham. Second by Redlinger, passed 4-1 Weber opposed.

Resolution #110617-08 was Tabled, requesting itemized bill from Kalonial Lawn Care.

Schneider moved to pass Resolution #110617-09 WCRF Municipal Grant Application for Quarterly Payments. Second by Schnoebelen, passed 5-0.

Schneider moved to purchase soft cab and broom repair from Schnoebelen Inc. for \$2503.00. Second by Redlinger, passed 3-1, Weber opposed, Schnoebelen abstained.

Sexton will get terms of agreement from Walkers for Welcome Sign. Schnoebelen will look into cleanup of damaged sign.

Schneider moved to pass Resolution #110617-10 Easement Agreement with Riverside Casino and Golf Resort for access to Well #8. Second by Sexton, passed 5-0.

Sexton moved to hire Warren McKenna as a Solar Energy Consultant at a fee of \$6000.00. Second by Weber, passed 4-1 Schnoebelen opposed.

Sledheads will be trimming the trees on the trail this Saturday at 8 am. Trail will be closed.

City Hall will be closed Friday, November 10<sup>th</sup> in observance of Veteran's Day.


Veteran's Day will be Saturday, November 11<sup>th</sup> at 10 am in Vets Memorial Park.

Schnoebelen moved to adjourn at 10:09 pm. Second by Redlinger, passed 5-0.

Full content of Council Meetings can be viewed on the City web site;  
[www.cityofriversideiowa.com](http://www.cityofriversideiowa.com)

Council Work Session on Capital Improvements – November 13, 2017 at 6:30 pm  
Council Meeting – Monday, November 20, 2017 at 6:30 pm

ATTEST:

  
\_\_\_\_\_  
Lory Young; City Clerk

\_\_\_\_\_  
Allen Schneider; Mayor

# RESOLUTION #112017-01

## RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT FOR RIVERSIDE URBAN RENEWAL AREA

**WHEREAS**, the City of Riverside, Iowa, will set the date of November 20<sup>th</sup>, 2017 to hold a public hearing during the City Council Meeting beginning at 6:30 pm, to accept the proposed Urban Renewal Plan Amendment for the Riverside Urban Renewal Area to include Parcel #0409401001 for the development of AFCS Truck Wash by Michael Vaughn.

**THEREFORE, BE IT RESOLVED**, The City of Riverside City Council, hereby approves the Urban Renewal Plan Amendment to the Riverside Urban Renewal Area.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, that the foregoing resolution be adopted.

**ROLL CALL VOTE:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

**PASSED AND APPROVED** on this 20<sup>th</sup> day of November, 2017.

Signed: \_\_\_\_\_  
Allen Schneider, Mayor

Attest : \_\_\_\_\_  
Lory Young, City Clerk

CITY OF RIVERSIDE, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
RIVERSIDE URBAN RENEWAL AREA

November, 2017

The Urban Renewal Plan (the "Plan") for the Riverside Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

**1) Addition of Property.** The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2017 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

**2) Identification of Project.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

**Name of Project:** AFCS Truck Wash Development Project

**Name of Urban Renewal Area:** Riverside Urban Renewal Area

**Date of Council Approval of the Project:** November 20, 2017

**Description of the Project and Project Location:** Michael Vaughn (the "Developer") has proposed to undertake the construction of new facilities (the "Project") on certain real property (as described in Section 1 hereof) for use in the business operations of AFCS Truck Wash in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in the estimated amount of \$8,500.

**Description of Public Infrastructure to be Constructed:** It is not expected that the City will install public infrastructure improvements in connection with the Project.

**Description of Properties to be Acquired by the City:** It is not anticipated that the City will acquire real property in connection with the Project.

**Description of Use of TIF for the Project:** The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Development Project will not exceed \$220,000, plus the Admin Fees.

**3) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City: \$ \_\_\_\_\_

Outstanding general obligation debt of the City: \$ \_\_\_\_\_

Proposed debt to be incurred under this  
November, 2017 Amendment\*: \$ 228,500

\*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

**EXHIBIT A**  
**Legal Description**  
**Expanded Riverside Urban Renewal Area**  
**(2017 Addition)**

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Number 0409401001.

SET DATE FOR HEARING ON  
EXPANDED URBAN RENEWAL AREA  
DESIGNATION AND URBAN  
RENEWAL PLAN AMENDMENT

**COPY**

436225-19

Riverside, Iowa

October 16, 2017

The City Council of the City of Riverside, Iowa, met on October 16, 2017, at 6:30 o'clock, p.m., at the Riverside City Council Chambers, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: Schneider, Redlinger, Sexton, Weber, Schnoebelen

Absent: None

The Mayor announced that an amendment to the boundaries of the Riverside Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member Sexton moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Riverside Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member Weber. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Schneider, Redlinger, Sexton, Weber, Schnoebelen

Nays: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 101617-05

Resolution Setting Date for Public Hearing on Designation of the Expanded  
Riverside Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Riverside, Iowa (the "City") by resolution previously established the Riverside Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) facilitates the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Michael Vaughn in connection with the construction of new truck wash facilities for use in the business operations of AFCS Truck Wash; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Riverside, Iowa, as follows:

Section 1. This City Council will meet at the Riverside City Council Chambers, Riverside, Iowa, on November 20, 2017, at 6:30 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.


Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Riverside, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Washington County and the Highland Community School District be invited to participate in the consultation.

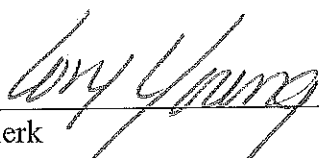


Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 16, 2017.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED  
RIVERSIDE URBAN RENEWAL AREA AND ON PROPOSED URBAN  
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:30 o'clock p.m., at the Riverside City Council Chambers, Riverside, Iowa, on November 20, 2017, the City Council of the City of Riverside will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Riverside Urban Renewal Area and designating an expanded Riverside Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Number 0409401001.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment facilitates the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Michael Vaughn in connection with the construction of new truck wash facilities for use in the business operations of AFCS Truck Wash.

At said hearing any interested person may file written objections or comments to City Clerk, PO Box 188, Riverside, IA 52327 and may be heard orally with respect to the subject matters of the hearing.

Lory Young  
City Clerk

•••••

On motion and vote the meeting adjourned.

Allen Schisch  
Mayor

Attest:

Lory Young  
City Clerk

EXHIBIT A  
Legal Description  
Expanded Riverside Urban Renewal Area  
(2017 Addition)

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Number 0409401001.

STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:

I, the undersigned, City Clerk of the City of Riverside do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Riverside Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this 17 day of October, 2017.

*Lory Young*  
City Clerk

**(Attach here publisher's affidavit of publication of notice.)**

**(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)**

STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:

I, the undersigned, City Clerk of the City of Riverside, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Riverside Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this 17 day of October, 2017.

Long Young  
City Clerk

**CITY OF RIVERSIDE**  
**PLANNING AND ZONING MEETING TENTATIVE AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
**Monday, October 30, 2017 at 5:30 pm**

1. Call meeting to order and take attendance.
2. Review & Discuss potential change in Urban Renewal Area.
3. Review & Discuss potential Development Agreement with Michael Vaughn.
4. Adjourn meeting.

**CITY OF RIVERSIDE**  
**PLANNING AND ZONING MEETING TENTATIVE AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
**Monday, October 30, 2017 at 5:30 pm**

The Planning & Zoning Commission was called to order on Monday, October 30<sup>th</sup> at 5:30 pm by Ryan Rogerson, Chairperson with a roll call vote. Present were Marcy Musser, Nate Robinson, Ellen Cloyd, Ryan Rogerson. Mick O'Leary, Mike Schneider, Brad Fuhrmann were absent. Also present was Lory Young, City Clerk.

The first order of business was to review the amendment to the City of Riverside's Urban Renewal Plan for the purpose of including parcel # 04-09-401001 in Washington County where Michael Vaughn would like to build a Semi Truck Wash. A motion was made by Rogerson, seconded by Robinson to recommend the amendment to City Council. The vote passed unanimously.

Second order of business was to review a proposed Development Agreement between Michael Vaughn and the City of Riverside, including annual appropriation Tax Increment Payments not to exceed \$220,000.00. Motion by Rogerson, seconded by Robinson to recommend acceptance of the agreement to City Council for approved. The vote passed unanimously.

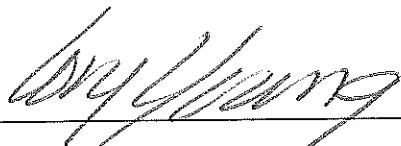
Robinson made a motion adjourn the meeting, Rogerson seconded the motion. The vote passed unanimously. Meeting adjourned at 5:47 pm.

Signed: \_\_\_\_\_



Ryan Rogerson, Chairperson

Attest: \_\_\_\_\_



Lory Young, City Clerk



**ORDINANCE #112017-02**

**ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED  
ON TAXABLE PROPERTY IN NOVEMBER 2017 ADDITION TO THE  
RIVERSIDE URBAN RENEWAL AREA PURSUANT TO SECTION  
403.19 OF THE CODE OF IOWA**

**FIRST READING: Monday, November 20<sup>th</sup>, 2017**

Councilperson \_\_\_\_\_ moved, Councilperson \_\_\_\_\_  
seconded, to approve the division of taxes levied on taxable property in  
November 2017 addition to the Riverside Urban Renewal Area  
pursuant to Section 403.19 of the Code of Iowa.

**ROLL CALL VOTE:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

**PASSED AND APPROVED** on this 20<sup>th</sup> day of November, 2017.

Signed: \_\_\_\_\_

Allen Schneider, Mayor

Attest : \_\_\_\_\_

Lory Young, City Clerk

**ORDINANCE #112017-02**

**ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN NOVEMBER 2017 ADDITION TO THE RIVERSIDE URBAN RENEWAL AREA PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA**

**SECOND READING AND THIRD READING WAIVED: Monday, November 20<sup>th</sup>, 2017**

Councilperson \_\_\_\_\_ moved, Councilperson \_\_\_\_\_ seconded, to waive the second and third reading of the ordinance for the division of taxes levied on taxable property in November 2017 addition to the Riverside Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa. Roll Call Vote: Passed 5-0.

**ROLL CALL VOTE:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

**PASSED AND APPROVED** on this 20<sup>th</sup> day of November, 2017.

Signed: \_\_\_\_\_

Allen Schneider, Mayor

Attest : \_\_\_\_\_

Lory Young, City Clerk



Proposed Schedule for Projects in 2018

City of Riverside, Iowa

Pioneer Street Project

Includes: 1) Storm sewer along Pioneer Street, across Highway 22, along Highway 22 to Greene Street, extending through alley next to Murphy's to behind buildings, 2) Water main between Washington Street and Ella Street, 3) Decorative wall and sidewalk between Greene Street and Glasgow Street, 4) Parking on north side of Highway 22 between Greene and Glasgow Streets, 5) Sanitary sewer from Pioneer Street west to Washburn Street on north side of highway 22 and 6) Paving on Pioneer Street

50% Plans	November 22, 2017
90% Plans	December 8, 2017
Council Work Session	Week of December 11-15, 2017
Public Information Meeting	January 2018
Plans Ready for Bid	December 29, 2017
Council Approve Plans to Bid	1 <sup>st</sup> Council Meeting in January (the 2 <sup>nd</sup> ?)
Public Hearing	2 <sup>nd</sup> Council Meeting in January (the 15 <sup>th</sup> ?)
Take Bids	January 31, 2018
Award Contract	February 5, 2018
Begin Construction	March/April 2018
Complete Construction	September 14, 2018

School West Project

Includes: 1) New street between Kleopfer Avenue and Tupelo Boulevard north of Cherry Lane, 2) Sanitary Sewer Extension to Tupelo Boulevard for future growth area, 3) 6 new lots on south side of street, and 4) Storm water basin on east end of lots.

Rezoning and Preliminary Plat Submittal	December 1, 2018
Rezoning Planning and Zoning Meeting	December 2018
Rezoning Public Hearing and 1 <sup>st</sup> Reading	January 1, 2018
Rezoning 2 <sup>nd</sup> Reading	January 15, 2018
Rezoning 3 <sup>rd</sup> Reading	February 5, 2018
Rezoning and Preliminary Plat Approval	February 5, 2018
90% Plans	January 12, 2018
Council Work Session	Week of January 15-19, 2018
Plans Ready for Bid	February 2, 2018
Council Approve Plans to Bid	February 5, 2018
Public Hearing	February 19, 2018
Take Bids	February 28, 2018
Award Contract	March 5, 2018

Three Readings Could  
 be Condensed

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

Begin Construction	April/May 2018
Complete Construction	August 31, 2018
Approve Final Plat	September 2018

Highway 22 Project

Includes: 1) Mainline asphalt resurfacing within city limits, 2) 4' wide asphalt shoulder, 3) Water main along St. Mary's Street and Highway 22 from Ella Street to Sycamore Street, 4) Water main along Schnoebelen Street for one block north of Highway 22, 5) Curb and Gutter and Storm Sewer on north side of Highway 22 from curve east to Sycamore Street, 6) Storm Sewer Improvements at Sycamore Street, 7) Curb and Gutter on north side of St. Mary's Street between Ella Street and Highway 22, 8) Sidewalk on north side of St. Mary's Street and Highway 22 between Ella Street and Sycamore Street.

50% Plans/DOT 1 <sup>st</sup> Review	February 9, 2018
90% Plans/DOT 2 <sup>nd</sup> Review	March 2, 2018
Council Work Session	Week of March 12 <sup>th</sup> , 2018
Public Information Meeting	March/April 2018
Plans Ready for Bid/DOT Approve	March 30, 2018
Council Approve Plans to Bid	April 2, 2017
Public Hearing	April 16, 2017
Take Bids	May 2, 2018
Award Contract	May 7, 2018
Begin Construction	June/July 2018
Begin HMA Mainline Work	After September 14, 2018
Complete Construction	November 16, 2018

Hall Park Angle Parking

Includes: 1) Placing fill on south side of River Street along Hall Park, 2) Install storm sewer to divert runoff to Pioneer Street ditch, and 3) Paving of parking spaces.

Plans Ready for Bid	Spring 2018
Take Bids	Spring/Summer 2018
Award Contract	Spring/Summer 2018
Begin Construction	Spring/Summer 2018
Complete Construction	Late Summer 2018

North Growth Area Phase One

Includes: 1) 12 lot subdivision on west side of Tupelo Boulevard

Annexation/Rezoning Request	January 2018
Annexation/Rezoning Planning and Zoning	January 2018
Rezoning Public Hearing	February 2018



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

Rezoning 1 <sup>st</sup> Reading	February 2018
Rezoning 2 <sup>nd</sup> Reading	March 2018
Rezoning 3 <sup>rd</sup> Reading	March 2018
Rezoning/Annexation Approval	March 2018
Urban Renewal Amendment Public Hearing	April 2018
Urban Renewal Amendment Approved	April 2018
Preliminary Plat Submittal	April 2018
Preliminary Plat Approval	May 2018
Construction Plans Submittal	May 2018
Construction Plans Approval	June 2018
Take Bids	July 2018
Begin Construction	August 2018
Complete Construction	November 2018/Spring 2019

Safe Routes to School/Ash/Tupelo Improvements

Includes: 1) New sidewalk from intersection of Blackberry and Ash to the school, 2) Curb and gutter on west side of Ash/Tupelo with storm sewer and asphalt widening, and 3) Paving on Tupelo from Cherry Lane to New Street to North Growth Area Phase One.

Concept Statement	July 17, 2018
Preliminary Plans	August 21, 2018
Council Work Session	September, 2018
Public Information Meeting	September, 2018
Check Plans	October 2, 2018
Public Hearing/Approve Plans	October 15, 2018
Final Plans	October 23, 2018
Take Bids	January 16, 2019
Award Contract	February 4, 2019
Begin Construction	Spring 2019
Complete Construction	Summer 2019

Hall Park Shelter

Architect Selection	Summer 2018
Schematic Design (Concept Design)	Fall 2018
Design Development (50 % Plans)	Winter 2018/2019
Council Work Session	Winter 2018/2019
90% Plans	Early Spring 2019
Final Plans	March 2019
Take Bids	April 2019
Begin Construction	Summer 2019

North Growth Area Potential Projects

Project	Estimated Construction Cost	Contingency	Engineering	Estimated Total Cost	Comments	Timeframe
A Sanitary Sewer Extension to North Growth Area	\$75,000	\$11,250	\$11,250	\$97,500	Includes services for 6 lots, extended across Ash/Tupelo	Combine into One Project Spring 2018 Letting Summer 2018 Construction
B Street Extension with 6 Lots and Storm Water Basin	\$250,000	\$37,500	\$37,500	\$325,000	6 lots (one side only) and small storm basin, does not include sanitary sewer, installed separately with above project	By Developer
C North Growth Area Phase One	\$450,000	\$67,500	\$67,500	\$585,000	12 lots and storm water basin	Combine with SRTS?
D Ash/Tupelo Street Improvements	\$325,000	\$48,750	\$48,750	\$422,500	Widen and add curb and gutter and storm sewer west side, assume SRTS west side, extends to intersection with North Growth Area Phase One	Fall 2018 Letting Summer 2019 Construction
F SRTS Sidewalk Extension	\$150,000	\$22,500	\$22,500	\$195,000	Assumes 8' wide, previous estimates included curb and gutter and storm sewer on Ash/Tupelo, not included here	
<b>Total</b>	<b>\$1,250,000</b>	<b>\$187,500</b>	<b>\$187,500</b>	<b>\$1,625,000</b>		

Other Potential Projects in 2018-2019

Project	Estimated Construction Cost	Contingency	Engineering	Estimated Total Cost	Comments	Timeframe
Pioneer Street/Highway 22 Streetscape and Water Main	\$1,300,000	\$195,000	\$159,000	\$1,664,000	Includes sanitary sewer east of Washburn, paving on Pioneer, alley, decorative wall and lighting, Summer 2018	Winter 2018 Letting Spring/Summer 2018 Construction
St. Mary's Street Water Main and Highway 22 Curb and Gutter and Storm Sewer	\$420,000	\$63,000	\$63,000	\$546,000	Water main from Ella to Sycamore, curb and gutter and storm sewer on Highway from curve to Schnoebelen, fix storm at Sycamore, Summer 2018	Combine into One Project - Spring 2018 Letting Fall 2018 Construction DOT Contribute \$800,000
Sidewalk and Curb and Gutter on St. Mary's	\$85,000	\$17,000	\$17,000	\$119,000	Add curb and gutter north side of St. Mary's and replace sidewalk from Ella to Sycamore	
Highway 22 Resurfacing	\$575,000	\$115,000	\$115,000	\$805,000	Mainline resurfacing and asphalt shoulders, DOT assistance on cost, Summer 2019	
Hall Park Shelter	\$300,000	\$60,000	\$60,000	\$420,000		
Parking Along Railroad Street by Hall Park	\$50,000	\$10,000	\$10,000	\$70,000	19 spaces. Move power pole or work around it. Drain to west to ditch along Pioneer Street. Assume PCC Paving with curb and gutter. HMA or seal coat would save money.	
3rd Street Water Main	\$250,000	\$50,000	\$50,000	\$350,000	From Washington to Hickory and along Washington between 2nd and 3rd	
3rd Street Paving	\$600,000	\$120,000	\$120,000	\$840,000	From Washington to Rose	
2nd Street Paving	\$250,000	\$50,000	\$50,000	\$350,000	From Washington to Washburn	
4th Street Paving	\$225,000	\$45,000	\$45,000	\$315,000	From Ella to Highway 22	
Washburn Street Paving	\$275,000	\$55,000	\$55,000	\$385,000	from 2nd to 4th	
<b>Total</b>	<b>\$2,980,000</b>	<b>\$510,000</b>	<b>\$484,000</b>	<b>\$3,974,000</b>		

## City of Riverside, Iowa - Capital Projects Summary

PROJECTS	Actual	Actual	Projection	Projection	Projection	Projection	Projection	Projection
	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Future Years
Cherry Lane Subdivision	515,840	81,870						
Fire Truck Purchase	755,828							
Washburn/2nd St paving/Storm		674,639	830,630					
Ella Street Project	523,007	862,631						
Boise Street Watermain & Sewer Project	229,072	2,706						
Casey's Sewer Main Replacement	4,015	14,124						
Remote Read Meters		224,037						
Pioneer St/Hwy 22 Streetscape & Wtr Main	28,004	24,162	800,000	864,000				
Hwy 22 Resurface				1,351,000				
Sidewalk & Curb & Gutter on St. Mary's				119,000				
Hall Park Angle Parking			70,000					
Hall Park Shelter	164	12,659		200,000				
3rd St Wtr Main							350,000	
3rd St Paving							840,000	
2nd Street Paving							350,000	
4th Street Paving								315,000
Washburn St Paving							385,000	
A) Sewer Ext to North			97,500					
B) Street Extension w/ 6 lots			325,000					
C) North Growth Phase 1				585,000				
D) Ash/Tupelo Imp.					422,500			
F) SRTS Sidewalk					195,000			
Community Center	21,110	4,036		100,000	100,000		100,000	100,000
Miscellaneous	11,893	4,189						
<b>TOTAL PROJECTS</b>	<b>2,088,932</b>	<b>1,905,052</b>	<b>2,123,130</b>	<b>3,219,000</b>	<b>1,672,500</b>	<b>1,290,000</b>	<b>415,000</b>	<b>-</b>



	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
<b>FUNDING SOURCES</b>							
Casino Funds	800,000	973,000	880,000	880,000	880,000	880,000	880,000
LOST Funds	60,000	65,400	66,000	66,000	66,000	66,000	66,000
WCRF quarterly payment	54,000	55,000	54,000	54,000	54,000	54,000	54,000
Sale of Cherry Lane lots	5,000	184,242	210,000	125,000			
Riverboat Grant Funds (one time for fire truck)	125,000						
Fire Donation Fund (one time for fire truck)	105,000						
Fire Truck Note	231,000	(231,263)					
Casey's Portion of Sewer Main							
Casino Fund Property Acquisition							
Water Fund		75,000					
Sale of Habitat Lot	10,000						
Storm Sewer Fund		17,700	18,900	18,900	18,900	18,900	18,900
Bond Proceeds	1,279,111						
Transfer from General Fund			250,000	250,000	250,000	250,000	250,000
DOT Reimbursement				800,000			
<b>PROPOSED ONE TIME TRANSFERS</b>							
General Fund			400,000	550,000	300,000		
Casino Fund	300,000		150,000	200,000	150,000		
Water Fund			140,000	140,000	140,000		
Road Use Tax Fund			80,000	80,000	80,000		
LOST Fund			141,400				
<b>TOTAL FUNDING SOURCES</b>	2,969,111	1,139,080	2,390,300	3,163,900	1,938,900	1,268,900	1,268,900
<b>SURPLUS/DEFICIT</b>	880,179	(765,972)	267,170	(55,100)	266,400	(21,100)	853,900
Beginning Balance	3,685	883,863	117,891	385,061	329,961	596,361	575,261
Ending Balance	883,863	117,891	385,061	329,961	596,361	575,261	1,429,161

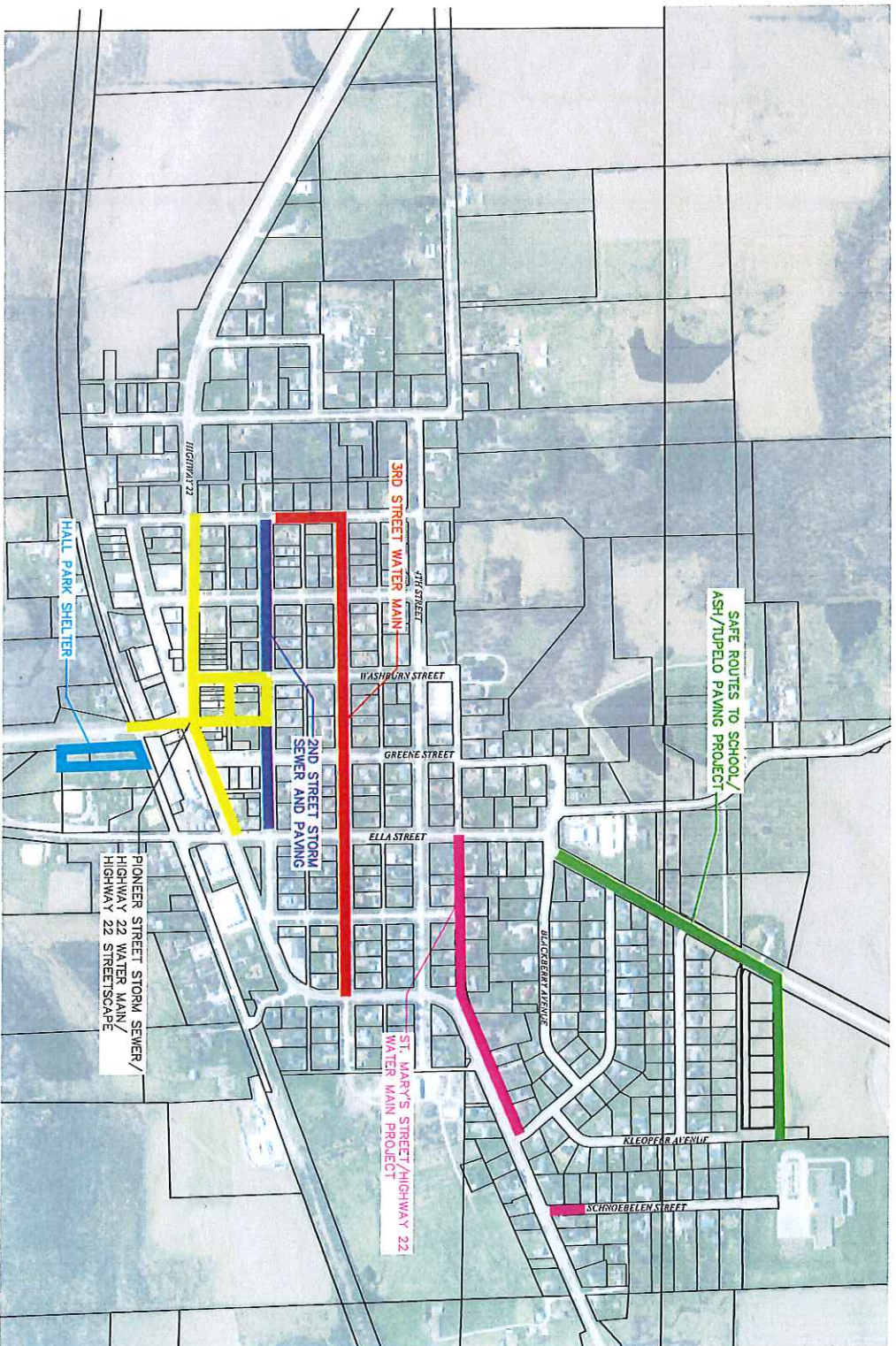




**City of Riverside, Iowa**  
**Casino Revenue Fund Cash Flow**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Weekly Gaming Wager Tax	424,230	426,153	426,153	426,153	426,153	426,153	426,153
Casino Agreement - Casino Funds	543,056	508,333	508,333	508,333	508,333	508,333	508,333
Hotel Motel Tax - Casino Funds	178,047	191,879	191,879	191,879	191,879	191,879	191,879
<b>TOTAL REVENUES</b>	<b>1,145,333</b>	<b>1,126,365</b>	<b>1,126,365</b>	<b>1,126,365</b>	<b>1,126,365</b>	<b>1,126,365</b>	<b>1,126,365</b>
<b>OTHER USES / EXPENDITURES</b>							
Annual Transfer to Capital Projects Fund	800,000	973,000	880,000	880,000	880,000	880,000	880,000
One Time Transfer to Capital Projects Fund			150,000	200,000	150,000		
County Agreement	175,000	-	-	-	-	-	-
Riverside History Center Grant Funds	15,287	22,395	21,000	10,500	10,500	10,500	10,500
RACC - Trek Fest Grant Funds	13,500	26,000	30,880	15,000	15,000	15,000	15,000
Camp Highland Grant Funds	8,000	10,000	10,000	5,000	5,000	5,000	5,000
Paws and More Grant Funds	2,500	2,500	2,500	-	-	-	-
Property Acquisition Grant Funds	128,400	3,949	-	-	-	-	-
Misc. Comm. Donation Grant Funds	8,424	5,660	8,000	4,000	4,000	4,000	4,000
Community Building Set Aside	-	-	-	-	-	-	-
Fire Truck Purchase	300,000	-	-	-	-	-	-
Fire Truck Loan Payoff	-	-	-	-	-	-	-
Captain Kirk Statue	-	5,000	-	-	-	-	-
Debt Service Payments		224,566	226,300	227,200	228,000	223,700	224,400
<b>TOTAL EXPENDITURES</b>	<b>1,451,111</b>	<b>1,273,070</b>	<b>1,328,680</b>	<b>1,341,700</b>	<b>1,292,500</b>	<b>1,138,200</b>	<b>1,138,900</b>
<b>Net Cash Flow</b>	<b>(305,778)</b>	<b>(146,705)</b>	<b>(202,315)</b>	<b>(215,335)</b>	<b>(166,135)</b>	<b>(11,835)</b>	<b>(12,535)</b>
<b>BEGINNING FUND BALANCE</b>	<b>1,217,247</b>	<b>911,470</b>	<b>764,764</b>	<b>562,449</b>	<b>347,114</b>	<b>180,978</b>	<b>169,143</b>
<b>ENDING FUND BALANCE</b>	<b>911,470</b>	<b>764,764</b>	<b>562,449</b>	<b>347,114</b>	<b>180,978</b>	<b>169,143</b>	<b>156,607</b>

PROJECT EXHIBIT  
 2017-2018 FISCAL YEAR PROJECTS  
 CITY OF RIVERSIDE



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS  
 1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
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[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision

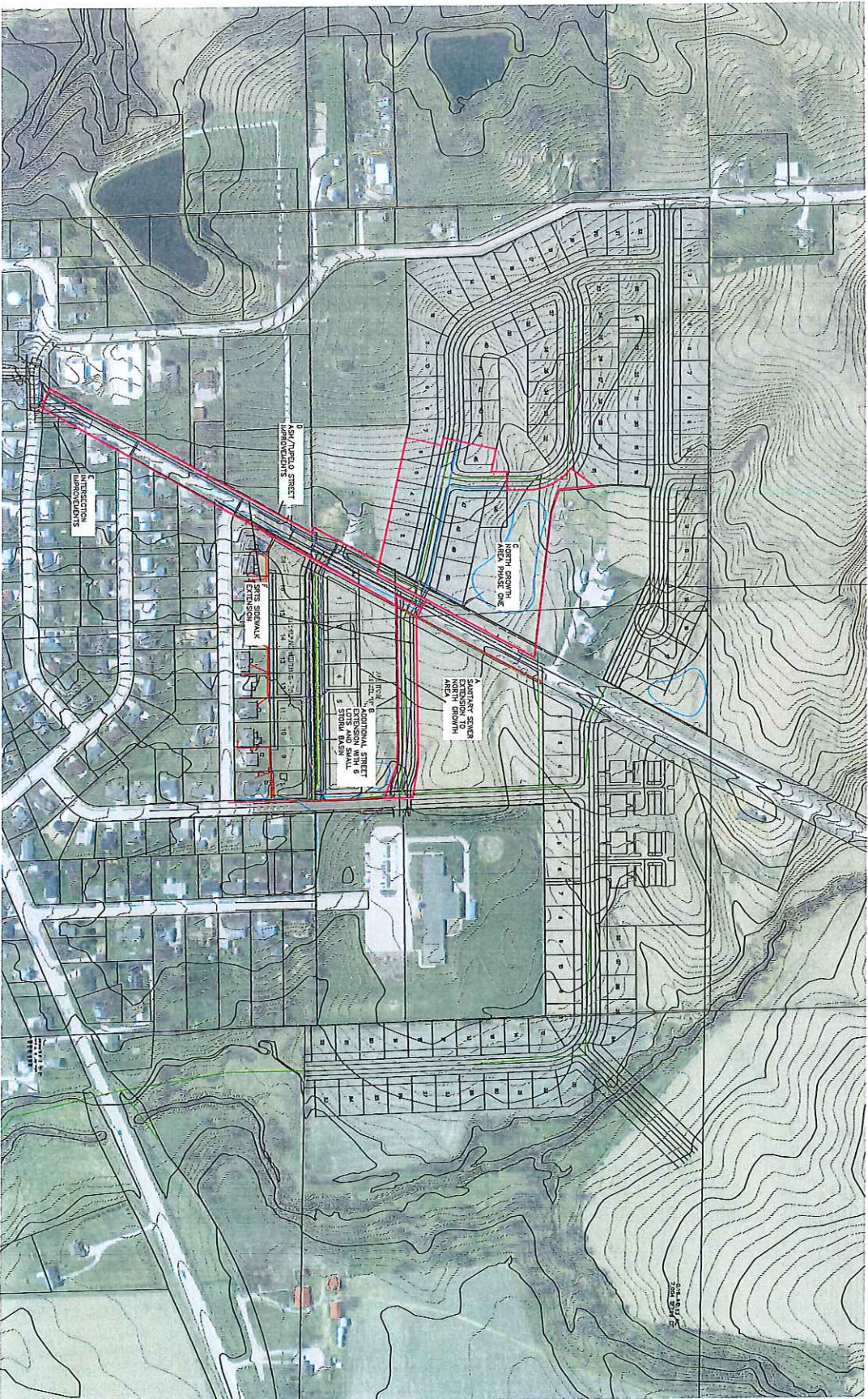
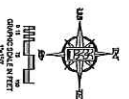
PROJECT EXHIBIT

2017-2018 FISCAL  
 YEAR PROJECTS  
 RIVERSIDE  
 WASHINGTON COUNTY  
 IOWA

MMS CONSULTANTS, INC.

Date:	12/9/2016
Designed by:	SBP FIELDBOOK
Drawn by:	SBP Scale: 1"=500'
Checked by:	SBP Sheet No. 1
Project No:	IC 2245-008 of 1

# POTENTIAL PROJECTS EXHIBIT NORTH GROWTH AREA RIVERSIDE, IOWA



PROJECT



**CIVIL ENGINEERS**  
LAND PLANNERS  
LAND SURVEYORS  
ENVIRONMENTAL SCIENTISTS  
PLANNING ARCHITECTS  
IOWA CITY, IOWA 52242  
WWW.MMSCONSULTANTS.COM

NORTH GROWTH AREA  
POTENTIAL PROJECTS  
EXHIBIT  
CITY OF RIVERSIDE  
WASHINGTON COUNTY  
IOWA

MMS CONSULTANTS, INC.  
Date: 8/26/17  
Drawn by: JH  
Checked by: JH  
Project No.: 2245-0035  
Scale: 1" = 100'

**RESOLUTION #112017-04**

**RESOLUTION TO APPROVE LETTER OF INTENT TO  
PROCEED WITH A DEVELOPMENT AGREEMENT WITH  
APEX CONSTRUCTION FOR NORTHERN DEVELOPMENT**

**WHEREAS**, the City of Riverside, Iowa, agrees to proceed with a Development Agreement with APEX Construction and Yeggy Roetlin Farms, LLC for the development of the 28 acres located northwest of Tupelo Blvd.

**THEREFORE, BE IT RESOLVED**, The City of Riverside City Council, hereby approves to enter into an agreement.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, that the foregoing resolution be adopted.

**ROLL CALL VOTE:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

Signed:

\_\_\_\_\_  
Allen Schneider, Mayor

Attest :

\_\_\_\_\_  
Lory Young, City Clerk

### **Process to proceed with and Agreement**

between Yeggy Roetlin Farms, LLC (Seller), Apex Construction Company (Buyer) and the City of Riverside Iowa (City) for the approximately 28 acres west of Tupelo Blvd and across from Cherry Street AKA Washington County APN 04-08-302-010 (Property). The Parties hereby agree, subject to the approval of the Riverside City Council, to perform the following in an expeditious manner regarding this project:

1. Yeggy Roetlin Farms, LLC and Apex Construction have entered into a purchase and sale agreement for the sale of the Property from Seller to Buyer subject to the annexation of the Property into the City, execution of a Development Agreement and installation of the improvements as stated on the "North Growth Area Potential Project" chart provided by MMS Consultants, Inc.
2. The City of Riverside will review and consider approval of the annexation request and review and consider approval of the rezoning request, preliminary plat, plan of improvements and final plat in accordance with the Code of Iowa and the City Code of Riverside, Iowa for the subdivision of the Property. Said approvals will not be unreasonably withheld.
3. The City agrees to enter into a Development Agreement with the Buyer to identify the services to be provided as stated herein.
4. The City of Riverside agrees to extend sanitary sewer to the edge of the Property, to improve Tupelo Boulevard to acceptable City standards from where the current paving ends to the south of the Property to the southern entrance to the Property as shown on the attached "North Growth Area Potential Projects" prepared by MMS Consultants, Inc. The City agrees to be responsible for for the construction costs for the first 12 lots of the Property as shown on the attached "North Growth Area Potential Projects" prepared by MMS Consultants, Inc. for the following public improvements (Improvements):
  - a) Sanitary Sewer, including manholes and sanitary sewer service to each lot
  - b) Water Main, including valve and fire hydrants as required and water service to each lot
  - c) PCC paving with integral curb and gutter
  - d) Storm sewer intakes and piping as required, within the public right-of-way
  - e) Granular base material under paving
  - f) Longitudinal Subdrains as required
  - g) Grading for streets and street subgrade preparation
  - h) Storm Water Management Facilities, including outlet structures and storm sewer outside of public right-of-way
  - i) Erosion control and seeding of right-of way areas and storm water management areas

The following public improvements may also be required for approval of the final plat but will not be reimbursed by the City:

- a) Site grading of lots outside of the right-of-way
- b) Erosion control and seeding for the lots outside of the right-of-way

- c) Sidewalks, including ADA curb ramps at intersections
  - d) Utility deposits for gas, electric, cable tv, telephone utilities
5. The City of Riverside agrees to provide similar funding as outlined above for Improvements for 3 additional phases of approximately 10 lots each in future years (Phase Two, Three and Four). Funding for first four phases is only available and must be used by June 30, 2022. Funding for future phases will not be provided by the City until at least 75% of the lots in the current phase have been built on. The City may provide additional funding for future phases but will only be responsible for the initial 12 lots and 3 additional 10-lot phases in the Development Agreement.
  6. Buyer agrees to enter into a Development Agreement with the City as described above. Buyer agrees to provide an application for annexation for the Property as well as a rezoning request, preliminary plat, plan of improvements and final plat for each phase of the project. Said documents shall be prepared by a licensed land surveyor and/or licensed civil engineer and shall be reviewed and approved by the City. MMS Consultants, Inc. will assist the City with reviews and shall not provide the above services to the Buyer unless directed by both parties.
  7. Buyer agrees to apply for a building permit for at least one lot in each phase within 60 days of approval of the final plat for each phase.

Yeggy Roetlin Farms, LLC

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Apex Construction Company

---

The City of Riverside Iowa

---



Date: November 10, 2017

To: Riverside Council

From: Bill Stukey, Operator

O & M Report: October 2017

## **Water Operation & Maintenance**

---

- Investigated high water usage bill at 121 Buckeye. An onsite inspection was done to find the source of the high water usage. The result was a toilet in the basement was leaking. It was advised to the homeowner to have the inside of the toilet replaced.
- Investigated why Race Enterprise Car wash had a high-water usage bill. After an onsite inspection of the water meter and previous water bills, it was determined that the billing software had been set up incorrectly. The decimal was in the wrong spot causing the software to think the meter was using less water than it was.
- Ryan and I located the water mains along Highway 22 through town at the request of MMS Consultants. We found most of the water mains that run parallel to Highway 22 were not under the street paving. There are about two blocks between Greene St and Washington St that are still under the paving.
- Ryan and I completed our annual valve exercising for 2017. PeopleService Inc. purchased a receiver mounted valve exercise machine and we were able to complete approximately 90 valves in 1 ½ days with the unit. The remaining valves were done by hand as they were not accessible with the machine. All records for valve maintenance and exercising have been updated with sizing, number of turns, depth, and as-built drawings. We also found there were about 20 valves in the system with no record of them being there.
- Ryan and I changed bag filters on filter canisters 1 and 2 for preventative maintenance.
- Ryan and I finished painting all hydrants in town. PeopleService purchased a Wagner painter and we were able to paint over 60 hydrants in one day.



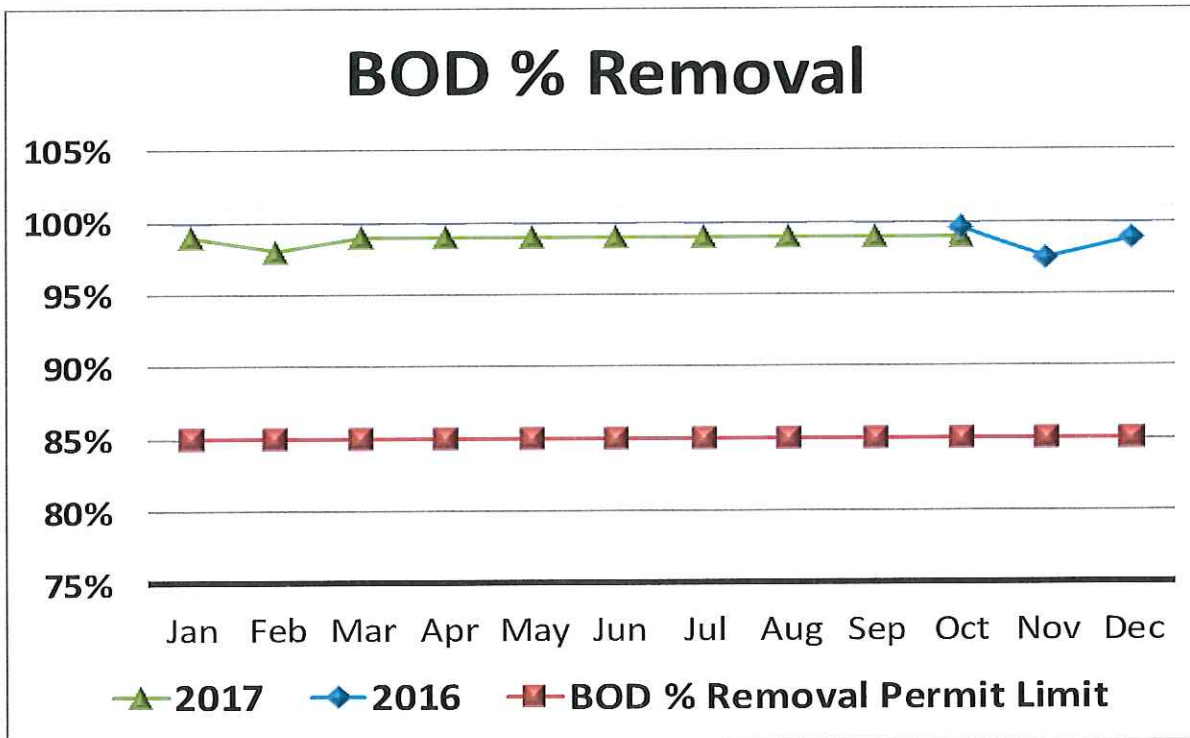
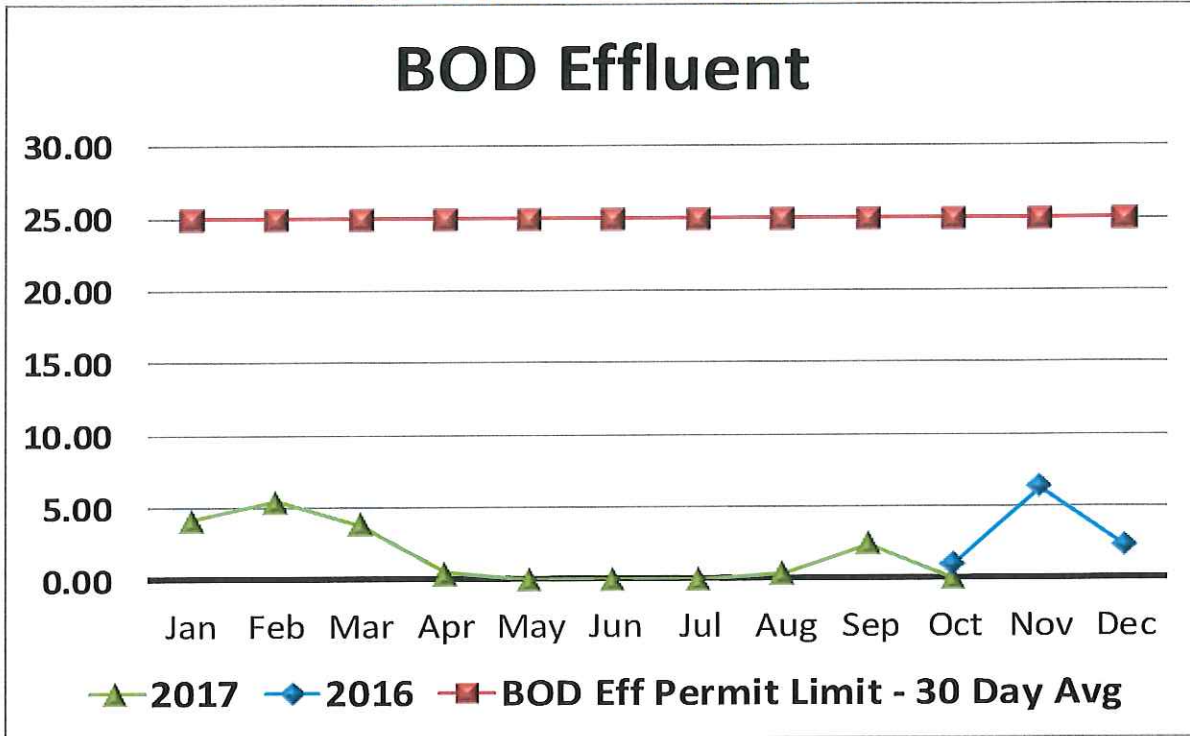
- Electric Pump installed an Omnisite alarm system at the water plant.
- Ryan and I completed 17 locates for the month of October.

## **Wastewater Operation & Maintenance**

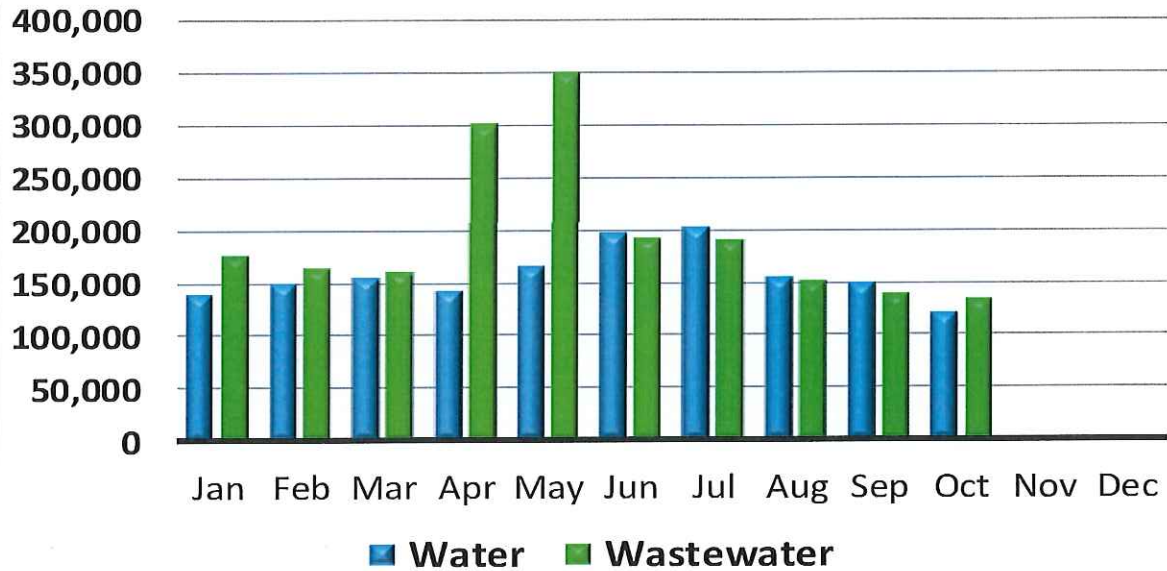
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- While doing weekly generator exercising at lift station 1 I found the heater had failed and melted a hole through the housing and lost most of the coolant from the system. Most of the coolant was contained and cleaned up and disposed of. Josh and I installed a new heater and refilled coolant. Generator at lift station 1 is back in service.
- Lift station 5 received a high-level alarm from high flows at the casino. The casino was having a special event which created a surge into lift station 5. There was nothing to correct as all pumps were working properly.
- All Omnisites for the wastewater plant, lift station 1, 2 and 4 have been installed by Electric Pump and are operational.





**Average Daily Water Pumped vs. Wastewater  
In Gallons**



Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$24,576.00	\$7,300.20	30%	44%
Maintenance Budget	\$20,480.00	\$3,582.68	17%	44%
<b>Total</b>	<b>\$45,056.00</b>	<b>\$10,882.88</b>	<b>24%</b>	<b>44%</b>

# PeopleService INC.

Water & Wastewater Professionals

		October-17	September-17	October-16
<b>Water</b>				
	<b>Units</b>			
Total Monthly Pumped	gallons	3,772,000	4,519,000	4,537,000
Average Daily Pumped	gallons	121,680	150,630	146,000
Maximum Daily Pumped	gallons	218,000	285,000	493,000
Minimum Daily Pumped	gallons	36,000	105,000	0
<b>Chlorine</b>				
Chlorine - Total Avg Residual Plant	mg/L	1.45	1.53	1.14
Chlorine - Total Avg Residual System	mg/L	0.97	1.00	0.57
Chlorine - Recommended Residual System	mg/L	0.30	0.30	0.30
Chlorine used	lbs	183.00	175.00	123.00
<b>Iron</b>				
Iron - Avg Raw	mg/L	1.43	1.42	2.00
<b>Polyphosphate</b>				
Polyphosphate - Avg Residual	mg/L	1.08	0.90	1.94
Polyphosphate - Recommended Residual	mg/L	0.5 - 2.0	0.5 - 2.0	0.5 - 2.0
Polyphosphate used	lbs	13.50	10.50	18.50
<b>Water Loss</b>				
Water Billed	gallons	0	0	0
Water used in main breaks/hydrant flushing	gallons	0	0	0
Water used at city buildings	gallons	0	0	0
Loss	gallons	100%	100%	100%
<b>Wastewater</b>				
<b>BOD</b>				
BOD Influent Avg	mg/L	387	443	223
BOD Effluent Avg	mg/L	0	2.4	1
BOD Eff Permit Limit - 30 Day Avg	mg/L	25	25	25
BOD % Removal	%	99.00%	99.00%	99.55%
BOD % Removal Permit Limit	%	85%	85%	85%
<b>TSS</b>				
TSS Influent Avg	mg/L	457	484	170
TSS Effluent Avg	mg/L	2	3	4
TSS Effluent Permit Limit - 30 Day Avg	mg/L	30	30	30
TSS % Removal	%	99.56%	99.33%	97.49%
TSS % Removal Permit Limit	%	85%	85%	85%
<b>Nitrogen Ammonia</b>				
NA Effluent Avg	mg/L	0	0	0
NA Effluent Permit Limit - 30 Day Avg	mg/L	10	5	10
<b>Influent Flow</b>				
Total Monthly	gallons	4,218,000	3,817,300	4,826,500
Average Daily	gallons	136,064	138,414	155,693
Maximum Daily	gallons	366,600	216,700	238,900
Minimum Daily	gallons	96,600	100,000	58,000
Permit Limit - 30 Day Avg	gallons	444,000	444,000	444,000
Permit Limit - Daily Maximum	gallons	1,425,000	1,425,000	1,425,000



**RIVERSIDE - OCTOBER '17**

**Water Plant Maintenance**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
10/17/17	First National Bank, VISA	Supplies	\$243.98
		<b>Total</b>	<b>\$243.98</b>

**Water System Maintenance**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
10/12/17	Brown Supply	Clamp	\$178.69
10/12/17	Brown Supply	Meters	\$1,450.92
		<b>Total</b>	<b>\$1,629.61</b>

**Wastewater Plant Maintenance**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
10/30/17	Schnoebelen Inc.	Zip Ties	\$17.00
		<b>Total</b>	<b>\$17.00</b>

**Wastewater System Maintenance**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
10/20/17	Schnoebelen Inc.	Antifreeze Lift Station	\$76.39
10/20/17	Schnoebelen Inc.	Tank Heater	\$210.00
		<b>Total</b>	<b>\$286.39</b>

Water Plant Maintenance	\$243.98
Water System Maintenance	\$1,629.61
W/W Plant Maintenance	\$17.00
W/W System Maintenance	\$286.39
Month Total	<hr/> \$2,176.98
<b>Annual Maintenance Budget</b>	\$20,480.00
<b>Total Maintenance Dollars Spent Year to Date</b>	<b>\$3,582.68</b>
<b>Percent Maintenance Budget Spent Year to Date</b>	<b>17%</b>



**RIVERSIDE - OCTOBER '17**

**Water System Chemicals**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
10/2/17	Hawkins	Sodium Hypochlorite	\$495.00
10/2/17	Hawkins	Polyphosphate	\$345.90
10/2/17	Hawkins	Sodium Hydroxide	\$3,165.00
<b>Total</b>			<b>\$4,005.90</b>

**Wastewater System Chemicals**

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
<b>Total</b>			<b>\$0.00</b>

Water System Chemicals	\$4,005.90
WW System Chemicals	\$0.00
<b>Month Total</b>	<b>\$4,005.90</b>

**Annual Chemical Budget** \$24,576.00

**Total Chemical Dollars Spent Year to Date** \$7,300.20

**Percent Chemical Budget Spent Year to Date** 30%

Maintenance Month Total	\$2,176.98
Chemical Month Total	\$4,005.90
<b>Month Total</b>	<b>\$6,182.88</b>

**Annual Budget** \$45,056.00

**Total Spent Year to Date** \$10,882.88

**Percent Budget Spent Year to Date** 24%



**Completed Work Order List Report**

Completed	Equipment Name	Task	WO#
10/9/2017	6310-PUM-HS-4	MONTHLY PREVENTATIVE MAINTENANCE	14562
10/9/2017	6310-PUM-HS-3	MONTHLY PREVENTATIVE MAINTENANCE	14562
10/9/2017	6310-PUM-HS-2	MONTHLY PREVENTATIVE MAINTENANCE	14562
10/9/2017	6310-PUM-HS-1	MONTHLY PREVENTATIVE MAINTENANCE	14562
10/2/2017	6310-HTR	PREVENTATIVE MAINTENANCE	14561
10/9/2017	6310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	14560
10/3/2017	6310-FIL-CART-3	MONTHLY PREVENTATIVE MAINTENANCE	14559
10/3/2017	6310-FIL-CART-2	MONTHLY PREVENTATIVE MAINTENANCE	14559
10/3/2017	6310-FIL-CART-1	MONTHLY PREVENTATIVE MAINTENANCE	14559
10/3/2017	6310-FIL-BAG-2	MONTHLY PREVENTATIVE MAINTENANCE	14558
10/3/2017	6310-FIL-BAG-1	MONTHLY PREVENTATIVE MAINTENANCE	14558
10/9/2017	6310-FE	MONTHLY PREVENTATIVE MAINTENANCE	14557
10/9/2017	6310-DEH	MONTHLY PREVENTATIVE MAINTENANCE	14556
10/3/2017	5310-UV	MONTHLY PREVENTATIVE MAINTENANCE	14541
10/9/2017	5310-SCREEN	MONTHLY PREVENTATIVE MAINTENANCE	14540
10/9/2017	5310-SAMP-INF	MONTHLY PREVENTATIVE MAINTENANCE	14539
10/9/2017	5310-SAMP-EFF	MONTHLY PREVENTATIVE MAINTENANCE	14538
10/9/2017	5310-LS-MAIN	MONTHLY-PM	14536
10/9/2017	5310-LS-5	MONTHLY-PM	14537
10/9/2017	5310-LS-4	MONTHLY-PM	14537
10/9/2017	5310-LS-3	MONTHLY-PM	14537
10/9/2017	5310-LS-2	MONTHLY-PM	14537
10/9/2017	5310-LS-1	MONTHLY-PM	14537
10/9/2017	5310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	14535
10/9/2017	5310-FE	MONTHLY PREVENTATIVE MAINTENANCE	14534
10/9/2017	5310-BLW-3	MONTHLY PREVENTATIVE MAINTENANCE	14533
10/9/2017	5310-BLW-2	MONTHLY PREVENTATIVE MAINTENANCE	14533
10/9/2017	5310-BLW-1	MONTHLY PREVENTATIVE MAINTENANCE	14533



310 CENTER COURT - VENICE, FLORIDA 34285  
 P: (941) 488-9671 | F: (941) 488-9400  
[www.harnrosystems.com](http://www.harnrosystems.com)

City of Riverside WTP	ATTN: Bill Stukeny	07/28/2017
3126 Highway 22	<a href="mailto:BStukeny@peopleservice.com">BStukeny@peopleservice.com</a>	
Riverside, IA 52327	2 <sup>nd</sup> Stage Membrane Replacement Proposal	

Harn R/O Systems is pleased to present this proposal for supply of 2<sup>nd</sup> Stage Membrane Replacement. The proposal has two options available. Option 1 will include only the materials supplied for the membranes such as the membranes, interconnectors, and replacement end cap adapters. Option 2 will include material, installation labor, and travel expenses.

**COPY**

**Option 1**

Description	QTY	Price
FilmTec NF90-400/34i Membrane	63	\$41,816.25
Pressure Vessel End Cap Adapters	18	\$747.69
<input type="checkbox"/> Option 1 – Material Only - Total of.....		\$42,563.94

**Option 2**

Description	Price
Material (Membranes & End Adapters)	\$42,563.94
Installation Assistance and Supervision & Travel Expenses	\$9,236.06

The following items are including with the installation:

- One (1) Senior RO technician
- Engineering assistance to set up projections, review startup data, and prepare final report
- Assistance in unloading old membranes
- Cleaning and disinfecting pressure vessels prior to installation of new membranes
- Prepping the membranes by lubricating, staging the membranes, recording loading sequence
- Profiling the Trains at Start-up after new membranes are installed

This proposal EXCLUDES bacteriological clearance and water quality testing. Owner is responsible for disposal of old membranes and unloading shipment of new membranes

<input type="checkbox"/> Option 2 – Material & Installation Supervision + Assistance - Total of.....	\$51,800.00
--	-------------

Plus freight, bonds, and sales tax excluded.  
 Lead time is 6-8 weeks upon receipt of order.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:  
See above, taxes not included Terms are Net 30 days

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen’s Compensation Insurance.

Authorized

Signature Andrey Kharitonenko

NOTE: This proposal may be Withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Acceptance:



**RESOLUTION #112017-07**

**RESOLUTION TO AUTHORIZE THE CITY CLERK TO  
CERTIFY TO THE COUNTY AUDITOR FOR COLLECTION OF  
OUTSTANDING YARD CLEANUP – 181 E 4<sup>TH</sup> STREET**

**WHEREAS**, the City of Riverside, Iowa City Council authorizes the City Clerk to certify to the County Auditor for collection in the same manner as property taxes the amount of \$1,915.00 for mowing and yard cleanup at the property located at 181 E 4<sup>th</sup> Street owned by Brad Furhmann.

**THEREFORE, BE IT RESOLVED**, The City of Riverside City Council, hereby approves the certification of the debt.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, that the foregoing resolution be approved.

**ROLL CALL VOTE:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

Signed:

\_\_\_\_\_  
Allen Schneider, Mayor

Attest :

\_\_\_\_\_  
Lory Young, City Clerk

**RESOLUTION #112017-06**

**WAIVE THE RIGHT TO REVIEW THE PLAT FOR BYRON SWEETING  
PARCEL A**

**WHEREAS**, the City of Riverside has the right under Iowa Law and City ordinance to review the Preliminary Plat of the above referenced parcel as it is located within the two mile radius of Riverside.

**NOW THEFORE BE IT RESOLVED**, the City Council of Riverside does hereby waive their right to review the plat.

**MOVED BY** Councilperson \_\_\_\_\_, second by Councilperson \_\_\_\_\_ to approve the foregoing resolution on the 20<sup>th</sup> day of November, 2017.

Roll Call: Redlinger, Schneider, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Signed: \_\_\_\_\_  
Allen Schneider, Mayor

Attest: \_\_\_\_\_  
Lory Young, City Clerk

**NEUZIL SANDERSON & SIGAFOOSE, P.C.**

RALPH L. NEUZIL (1930-2011)

DALE SANDERSON

JAY W. SIGAFOOSE

ASSOCIATE:

CHRISTOPHER A. JONES

ATTORNEYS AT LAW

**119 WRIGHT STREET**

**P.O. BOX 1607**

**IOWA CITY, IOWA 52244-1607**

TELEPHONE:

IOWA CITY (319) 337-3167

OXFORD (319) 828-4175

FAX:

(319) 356-6153

October 5, 2017

City of Riverside  
PO Box 188  
Riverside, IA 52327

Re: Byron and Dorothy Sweeting

To Whom It May Concern:

Byron and Dorothy Sweeting sold their home and approximately 4 acres at 1265 Vine Avenue, Riverside, on October 2, 2017. The property was surveyed and Washington County approved the plat and it was recorded on June 14, 2016, as Instrument #2016-2151.

Since Byron's house is within two (2) miles of the City of Riverside, a title objection has been raised that the plat either requires approval of the City of Riverside or a waiver of the review of the plat needs to be signed and recorded stating the City has declined to review the plat.

It is my understanding that the City did not review the 1 lot subdivision of an existing house.

For your reference I am enclosing a copy of the plat for Parcel A.

In addition, I am enclosing a proposed waiver for your consideration. If this meets with your approval, please sign and return to my office and I will see that it is recorded.

Please contact me if you need any further information.

Very truly yours,



Dale Sanderson  
Attorney at Law

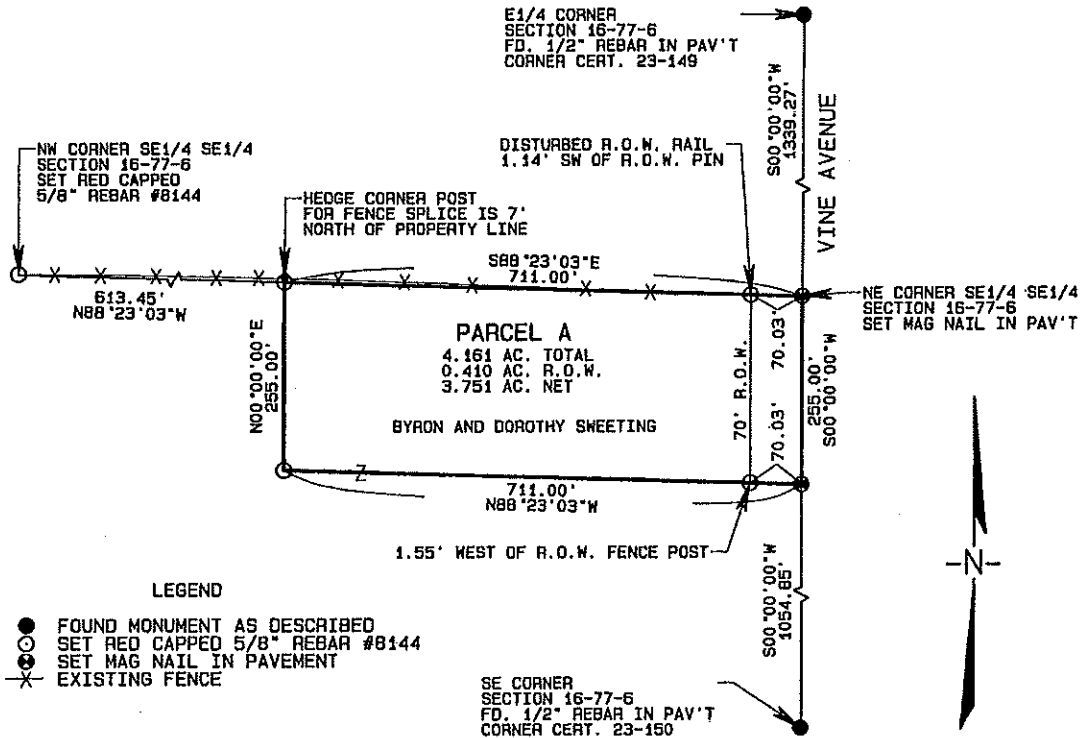
DS/lr

Enclosure

**PLAT OF SURVEY FOR  
BYRON SWEETING  
MAY 18, 2016**

Washington County Iowa  
Jo Greiner - Recorder  
Instrument #2016-2151  
06/14/2016 @ 11:38 AM # Pages: 1  
PLA PLAT & SURVEY  
Total Fees: \$7.00 Charge

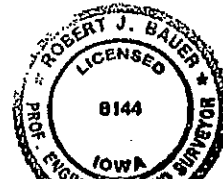
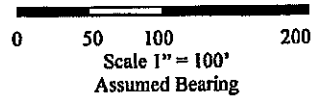
Book: 27 Page: 0216



**DESCRIPTION:**

**Auditor Parcel A** in the Southeast Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa and more particularly described as follows:

Beginning at the northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 16, thence S00°00'00"W 255.00 feet along the section line, thence N88°23'03"W 711.00 feet, thence N00°00'00"E 255.00 feet to the north side of the said Southeast Quarter of the Southeast Quarter, thence S88°23'03"E 711.00 feet to the point of beginning and containing 4.161 Acres of which 0.410 Acre is existing road right of way and being subject to all easements and restrictions of record. All corners are monumented as shown on the May 18, 2016 plat of survey for Byron Sweeting.



If this seal is not stamped on the original, a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies and all information should be disregarded unless verified by the licensee.  
Sheets covered by this seal: 1

Meets Subdivision Ordinance Requirements

*Kelly Duggan* 6-14-16  
Washington County Subdivision Coordinator Date

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed *Robert J. Bauer* Date *May 20, 2016*  
ROBERT J. BAUER Iowa License No. 8144

My license renewal date is December 31, 2017.

**BAUER ENGINEERING &  
LAND SURVEYING, LLC**  
906 E. JEFFERSON ST.  
WASHINGTON, IA 52353  
HOME (319) 653-2326  
CELL (319) 653-1706  
JOB 160303

---

Prepared by and return to: Dale Sanderson, 119 Wright Street, PO Box 1607, Iowa City, IA 52244 (319) 337-3167

WAIVER OF REVIEW

RE: AUDITOR PARCEL A, IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, AS SHOWN IN PLAT BOOK 27, PAGE 216, IN WASHINGTON COUNTY, IOWA.

WHEREAS, the above described Parcel A is located within two (2) miles of the City of Riverside, Iowa; and

WHEREAS, the City of Riverside needs to approve any plats within two (2) miles of the City of Riverside; and

WHEREAS, Parcel A does not require any city services or use of city streets and is an existing house;

NOW THEREFORE, the City of Riverside, Iowa, declines to review the plat of Parcel A as above described.

CITY OF RIVERSIDE, IOWA

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By: Allen Scheider, Mayor

Attest:

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By: Lory Young, City Clerk

**RESOLUTION #112017-07**

**RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR  
FISCAL YEAR ENDING JUNE 30, 2017**

**Whereas**, the City of Riverside City Council has reviewed the FY 16-17 Annual Financial Report for the City of Riverside as submitted by the City Clerk for the City of Riverside TO BE FILED WITH THE Iowa Department of Management.

**Therefore**, be it resolved the City of Riverside City Council does hereby accept the Annual Financial Report for the fiscal year ending June 30, 2017 as prepared by the City Clerk for the City of Riverside, Iowa.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ to adopt the foregoing resolution.

**Roll Call:** Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absents:

**Passed and Approved** by the City Council of Riverside, Iowa and approved this 20<sup>th</sup> day of November, 2017.

Signed: \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_

Lory Young, City Clerk

# MLA

## MUNICIPAL LEADERSHIP ACADEMY

Attending the Municipal Leadership Academy (MLA) is one of the first steps a new city official should take toward success in public office and should be considered an essential part of any city's newly-elected official orientation.

MLA is designed to help municipal officials effectively meet the requirements of their office. The program offers a comprehensive overview of Iowa municipal government and is presented by the Iowa League of Cities, the Institute of Public Affairs at the University of Iowa and the Office of State and Local Government Programs at Iowa State University Extension and Outreach.

MLA will connect attendees with available resources, demonstrate how to comply with various state laws and enhance policy making and leadership skills.

Both newly elected and experienced mayors, council members, city clerks and city administrators will benefit from the training. From open meetings to city finances, these sessions are designed to quickly bring officials up to speed on municipal issues. Current officials will also find incredible value in the up-to-date information on municipal operations and networking opportunities.



(515) 244-7282



mailbox@iowaleague.org



www.iowaleague.org



MUNICIPAL LEADERSHIP ACADEMY

INSTITUTE OF PUBLIC AFFAIRS

The Institute of Public Affairs is an outreach service of the University of Iowa which assists local government elected officials and staff throughout Iowa with goal-setting, strategic planning, council/board effectiveness training, local government management training, customer service training, citizen surveys and similar forms of public policy and organizational assistance, education and development programs.

Contact: julie-collins@uiowa.edu | (319) 335-4520, www.ipa-uiowa.org or

The Office of State and Local Government Programs at Iowa State University Extension & Outreach provides training and technical support to elected and appointed officials, at all levels of government. Annual trainings include the Iowa Municipal Clerk Institute and Academy, Planning and Zoning Workshops as well as various training programs for cities, counties and state departments.

Contact: msprouse@iastate.edu or ckendall@iastate.edu, (515) 294-1844.

The Iowa League of Cities is an association of more than 860 cities in Iowa, large and small. The League serves as the unified voice of cities, providing advocacy, training and guidance to strengthen Iowa's communities. As a resource for city officials, the League is available to answer city government questions in addition to providing a variety of training and publications, including a monthly magazine.

Contact: MbrSvc@iowaleague.org | (515) 244-7282 www.iowaleague.org.

Register online at www.iowaleague.org

Name \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

City/Zip \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

City/Organization Represented \_\_\_\_\_ (if different than City above)

MLA Part One - \$75

MLA Part Two - \$60

MLA Part Three - \$75

Registrations are due seven days before the date of the workshop. A registration received after its deadline is subject to a \$10 late fee. Full refunds will be issued on cancellations made seven days prior to the meeting. Due to meal considerations, no refunds for in-person events can be given after the registration deadline. Call the League at (515) 244-7282 if you have any special accessibility or dietary considerations.

MLA Part One (choose one)

\$75 members

- 4 - 8 p.m., Thurs., November 16, 2017- Fairfield
10 a.m. - 2 p.m., Sat., November 18, 2017- Emmetsburg
4 - 8 p.m., Wed., November 29, 2017- Carroll
4 - 8 p.m., Thurs., November 30, 2017- Corning
10 a.m. - 2 p.m., Sat., December 2, 2017- Cedar Rapids
4 - 8 p.m., Thurs., December 7, 2017- Waverly
10 a.m. - 2 p.m., Sat., December 9, 2017- Altoona

MLA Part Two

\$60 members

- Online Training, released in January 2018.

MLA Part Three

\$75 members

- 4 - 8 p.m., Thurs., April 5, 2018- Ottumwa
10 a.m. - 2 p.m., Sat., April 7, 2018-Iowa City
4 - 8 p.m., Thurs., April 12, 2018- Griswold
10 a.m. - 2 p.m., Sat., April 14, 2018- Storm Lake
4 - 8 p.m., Thurs., April 19, 2018- Cedar Falls
10 a.m. to 2 p.m., Sat., April 21, 2018- Altoona

MLA Part One, Two & Three Package

\$190 members

- Package includes one Part One registration, Part Two online trainings and Part Three. Please mark location.

Total:



FYI

Lory Young

**From:** Cherie Cool-Rudd <cherie@iowavalleyhabitat.org>  
**Sent:** Friday, November 17, 2017 10:18 AM  
**To:** undisclosed-recipients:  
**Subject:** Fwd: You're Invited to Mark Patton's Retirement Party!

RETIREMENT PARTY HONORING IOWA VALLEY  
HABITAT FOR HUMANITY EXECUTIVE DIRECTOR

*Congratulations,  
Mark Patton!*

★ DECEMBER 15, 2017 | 5:30-8:00 PM  
UNITARIAN UNIVERSALIST CHURCH  
CORALVILLE



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Unitarian Universalist Church | [2355 Oakdale Road, Coralville, IA](#)

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After 14 years serving as Executive Director for Iowa Valley Habitat for Humanity, Mark Patton is retiring. Help celebrate his accomplishments by joining us for an open house party honoring Mark on December 15 from 5:30 to 8:00 pm! A program is set for 6:30 pm, but guests are welcome to come and go as they please.



Habitat for Humanity, [2401 Scott Blvd.](#) SE, [Iowa City, IA 52240](#)

SafeUnsubscribe™ [tami@iowavalleyhabitat.org](mailto:tami@iowavalleyhabitat.org)

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